Registered No. HSE–49/2009-2011. [Price : Re. 0-25 Paise.



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THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 20] HYDERABAD, THURSDAY, JANUARY 13, 2011.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO RESIDENTIAL USE IN FATHENAGAR VILLAGE, BALANAGAR MANDAL, RANGA REDDY DISTRICT - CONFIRMATION.

[G.O. Ms. No. 7, Municipal Administration & Urban Development, 6th January, 2011.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone IV of Municipal area, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 566, Part-I, dated : 14-10-2010 as required by sub-section (3) of the said section.

VARIATION

The site in Pr.No. 8-4-300/1/A in Sy.No. 78 of Fathenagar Village, Balanagar Mandal, Ranga Reddy District to an extent of 23,608.78 Sq.Mtrs, which is presently earmarked for Industrial Use Zone in the notified Zonal Development Plan for Zone No. IV Municipal area is designated as Residential Use Zone, subject to the following conditions :

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling, Act, and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall handover 5% of land for amenities and 10% of land for open space over and above the mandatory provisions.

SCHEDULE OF BOUNDARIES

NORTH	:	Pr.Nos. 8-4-64 to 299 (Kohinoor Glass Factory)
SOUTH	:	Existing 30’-0” wide road (proposed as 80-0” wide by GHMC)
EAST	:	Pr.Nos. 8-4-300/1A (Part) (BOC India Ltd)
WEST	:	Pr.Nos. 8-4-300/2/A (ECE Meter Factory)

T.S. APPA RAO,
Principal Secretary to Government (UD).

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Printed and Published by the Commissioner of Printing, Govt. of Andhra Pradesh at Govt. Central Press, Chanchalguda, Hyderabad.